

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
F/S Sand Hill Road, 243 ft. N of Compass Road
105 Sand Hill Road
15th Election District
5th Councilmanic District
Thomas Stanowski, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Thomas and Kathleen M. Stanowski, for that property known as 105 Sand Hill Road in the Golden Tree Subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1801.2.C.1b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 4 ft. 5 inches, in lieu of the required 12 ft., for a proposed addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of June, 1993 that the Petition for a Zoning Variance from Section 1801.2.C.1b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 4 ft. 5 inches, in lieu of the required 12 ft., for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 4, 1993

Mr. and Mrs. Thomas Stanowski
105 Sand Hill Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 93-376-A
105 Sand Hill Road

Dear Mr. and Mrs. Stanowski:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 897-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 105 SAND HILL ROAD

which is presently zoned DP 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section 1801.2.C.1b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 4 ft. 5 inches, in lieu of the required 12 ft., for a proposed addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) DUE TO SIZE OF FAMILY THERE IS A GREAT NEED TO ADD AN ADDITIONAL BEDROOM. DUE TO LAY-OUT OF HOUSE THE SIDE AS NOTED WOULD BE THE MOST APPROPRIATE. STRICT COMPLIANCE WITH THE LAW WOULD CAUSE HARDSHIP ON THE FAMILY'S ABILITY FOR BEDROOM SPACE ESPECIALLY AS THE CHILDREN GROW.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Petitioner(s)
NONE
(Type or Print Name)

Signature

Address

City State Zipcode

Attest to Petitioner

NONE
(Type or Print Name)

Signature

Address

City State Zipcode

(We do solemnly declare and affirm, under the penalty of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.)

TOM STANOWSKI
(Type or Print Name)

Signature

KATHY STANOWSKI
(Type or Print Name)

Signature

105 SAND HILL ROAD 410-687-7846
Address Phone No.

BALTIMORE, MARYLAND 21220
City State Zipcode

Name Address and phone number of representative, if he contacted

BUCK JONES

FREE-STATE GENERAL CONTRACTORS, INC.

300 SASSAFRAS ROAD 410-574-9337
Address Phone No.

A Public Hearing having been requested and/or held as required, it is ordered by the Zoning Commission of Baltimore County, MD, on this day of June, 1993, that the subject matter of this petition be and is hereby granted, subject to the conditions, restrictions and regulations of Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: AEW DATE: 4/27/93

ESTIMATED POSTING DATE: 5/16/93

ITEM # 387

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/they presently reside at 105 SAND HILL ROAD
BALTIMORE, MARYLAND 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty.)

DUE TO SIZE OF FAMILY THERE IS A GREAT NEED TO ADD AN ADDITIONAL BEDROOM. DUE TO LAY-OUT OF HOUSE THE SIDE AS NOTED WOULD BE THE MOST APPROPRIATE. STRICT COMPLIANCE WITH THE LAW WOULD CAUSE HARDSHIP ON THE FAMILY'S ABILITY FOR BEDROOM SPACE ESPECIALLY AS THE CHILDREN GROW.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Signature: Thomas Stanowski
KATHY STANOWSKI
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 27 day of June, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared TOM & KATHY STANOWSKI

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
4/27/93 Notary Public
My Commission Expires: 2/27/95

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 105 SAND HILL ROAD BALTIMORE, MARYLAND 21220
(address)
Election District 15 Councilmanic District 6

Beginning at a point on the EAST side of
(north, south, east or west)

SAND HILL ROAD which is 60 FEET
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 243' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street COMPASS ROAD
(name of street)

which is 60 FEET wide. *Being Lot # 218
(number of feet of right-of-way width)

Block Section 3 in the subdivision of
(name of subdivision)

GOLDEN TREE as recorded in Baltimore County Plat
(name of subdivision)

Book # 48, Folio # 117, containing
6644.77 S.F. OR .15 ACRES
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

7

360 4/27/93
1764 #387

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-0014150

Date 4/27/93

TOM STANOWSKI
F/S SAND HILL RD. 243'
N.O.F COMPASS RD.

010 ADMIN. VARIANCE \$ 50.00
090 POSTING 35.00
TOTAL \$ 85.00

03A03H0153MICHR

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 93-376-A
Towson, Maryland

District 15 Date of Posting 2/16/93

Posted for: Thomas & Kathy Stanowski

Petitioner: (105) F/S Sand Hill Rd., 243' N.O.F COMPASS RD.

Location of property: 105 Sand Hill Road, Baltimore, MD 21220

Location of Sign: 105 Sand Hill Road, Baltimore, MD 21220

Remarks: 105 Sand Hill Road, Baltimore, MD 21220

Posted by: [Signature] Date of return: 2/16/93

Number of Signs: 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

MAY 6, 1993

(410) 887-3353

Tom and Kathy Stanowski
105 Sandhill Road
Baltimore, Maryland 21220

Re: Case Number: 93-376-A
105 Sandhill Road

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 16, 1993. The closing date (June 1, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Bel Jahn
Arnold Jahn
Director

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 24, 1993

Mr. and Mrs. Tom Stanowski
105 Sand Hill Road
Baltimore, MD 21220

RE: Case No. 93-376-A, Item No. 387
Petitioner: Tom Stanowski, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Stanowski:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 27, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MDTA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Re: Baltimore County
Item No. 387 (L-0)

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 18, 1993

SUBJECT: 105 Sand Hill Road

INFORMATION:

Item Number: 387

Petitioner: Tom Stanowski

Property Size: _____

Zoning: DR 5.5

Requested Action: _____

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: Jeffrey M. Long

Division Chief: Gary C. Keen

PK/JL:lw

387-ZAC/ZAC1

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Captain Jerry Pfeifer
FROM: Fire Department

Date: May 11, 1993

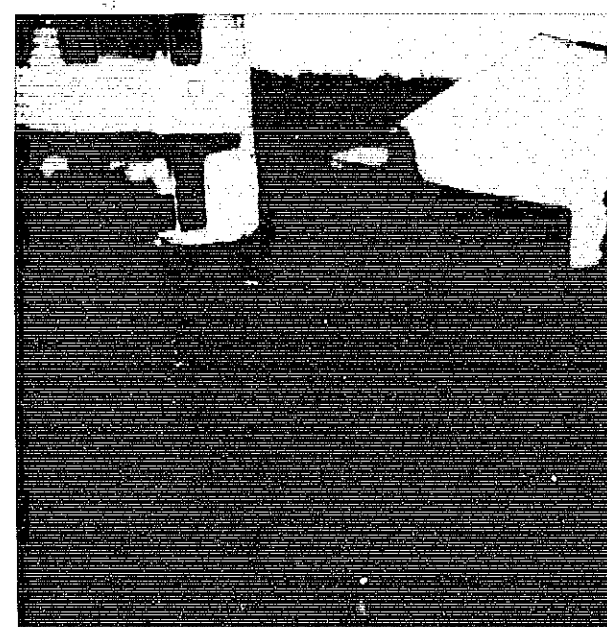
SUBJECT: Comments for 05/17/93 Meeting

Item 386	Building shall be built in compliance with the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.
Item 387	No Comments
Item 388	No Comments
Item 389	No Comments
Item 390	No Comments
Item 391	Site shall comply with applicable provisions of the Baltimore County Fire Prevention Code.
Item 392	No Comments
Item 393	No Comments
Item 394	No Comments
Item 395	Townhouses for which the initial building permit was applied for after July 1, 1992 are required by State law to be sprinklered.

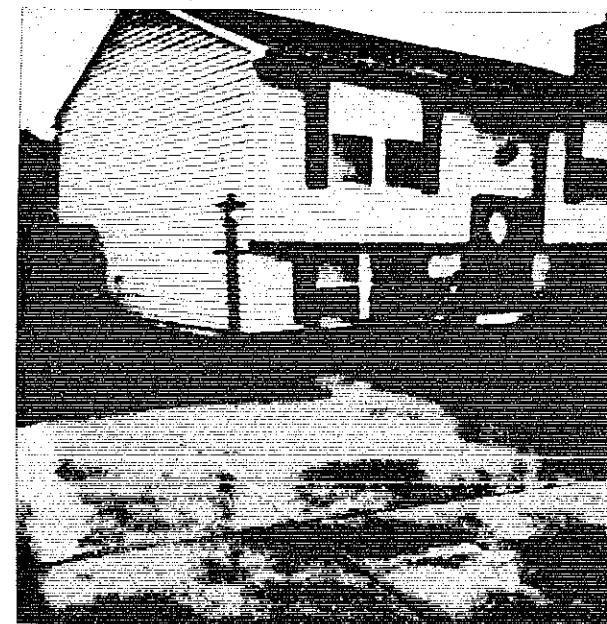
RECEIVED
MAY 12 1993
ZADM

CPS-008

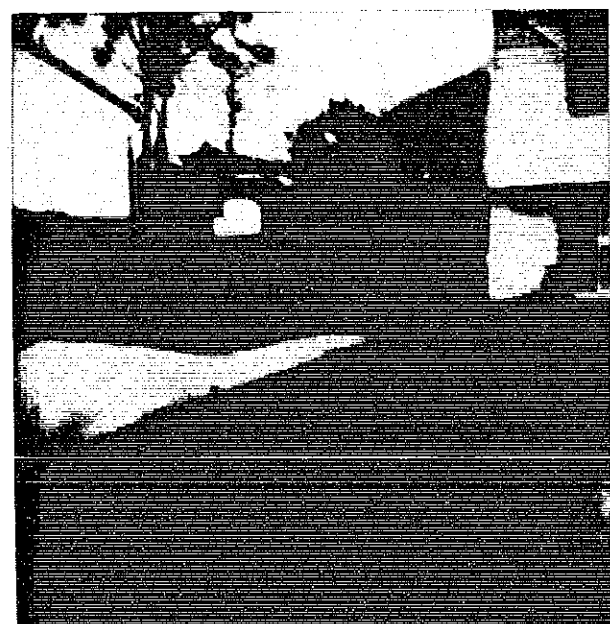
93-376-A



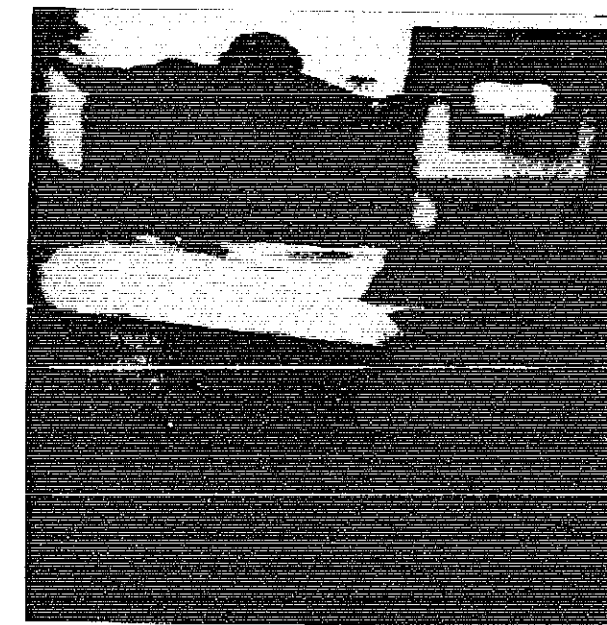
RIGHT SIDE NO WORK
TO BE DO HERE



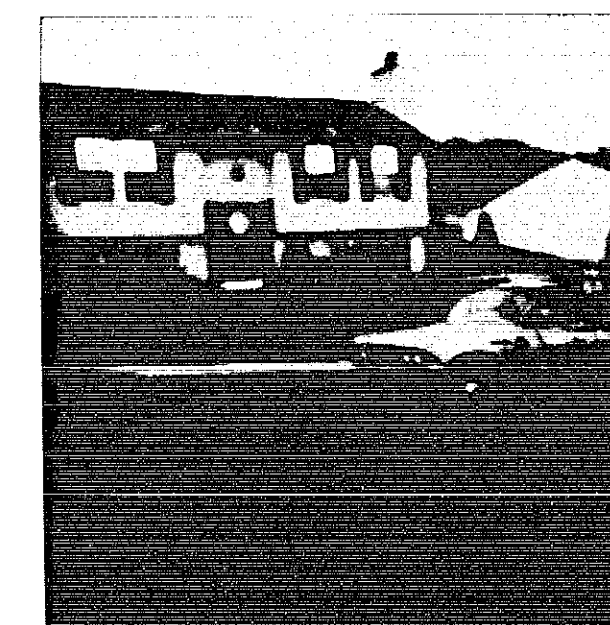
LEFT SIDE OF HOME WHERE
ADDITION WILL BE ATTACHED



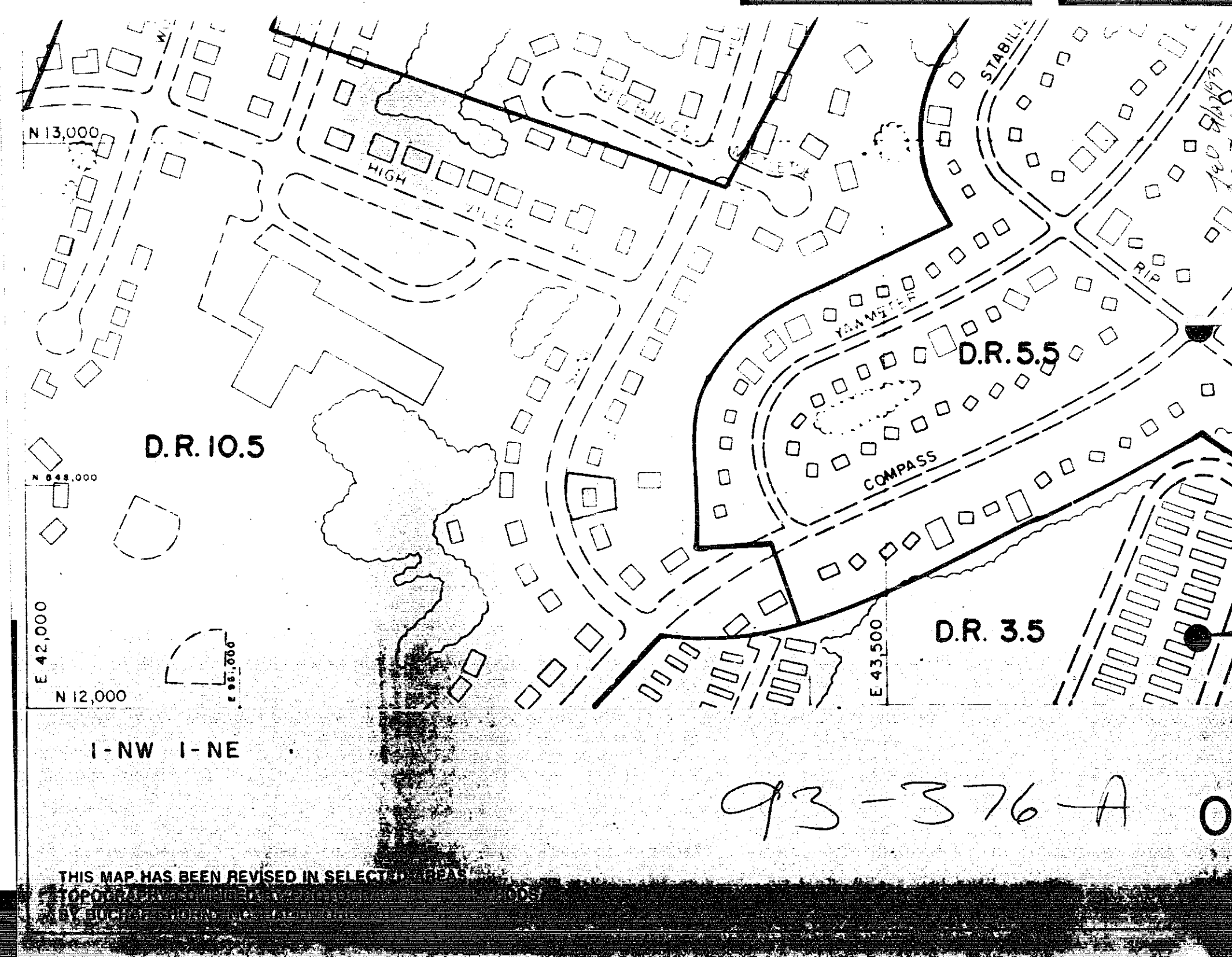
LEFT SIDE ALSO SHOWING
NEIGHBOR'S CABLE END



LEFT SIDE WHERE ADDITION'S
WILL GO



FRONT OF EXISTING HOUSE



93-376-A

93-376-A

